

St. Margarets

Burton-on-Trent, DE13 0QH

John German



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Guide Price £375,000

Occupying a generous corner position with far-reaching field views, this 3-bedroom detached bungalow offers approx 1,270 sq ft, plus a detached garage, workshop, extensive driveway and private gardens. Well maintained but would benefit from some modernisation, offering an excellent opportunity to create a spacious home to your own taste.



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Occupying a generous corner position with far-reaching field views, this three bedroom detached bungalow offers approximately 1,270 sq ft of well-proportioned accommodation, together with a detached garage, workshop, extensive driveway and private gardens. The property has been well maintained but would benefit from some modernisation, offering an excellent opportunity for the next owner to put their own stamp on a spacious home.

The welcoming living room features a bay window and characterful feature fireplace, with an opening through to the dining room. The dining room has sliding doors leading into the wide conservatory, which enjoys lovely views across the established rear garden and surrounding countryside.

The kitchen comprises wall and base units to both sides, drawers, tiled splashbacks and useful worktop space. Integrated appliances include an eye-level double oven, induction hob, extractor fan, fridge, freezer and dishwasher, with space for a washing machine.

There are three bedrooms, with the third bedroom making an ideal single bedroom, home office or hobby room. Bedroom two is a generous double with fitted storage, while the master bedroom is particularly well proportioned and benefits from fitted wardrobes and an en-suite shower room comprising walk-in shower, WC and wash hand basin.

The family bathroom comprises a bath with shower over, WC and wash hand basin, with an airing cupboard housing the boiler. The hallway also provides useful additional storage via a double cupboard.

Outside, the private and enclosed rear garden begins with a patio area before extending into a low-maintenance garden with areas of stone/pebbling, established bushes and mature planting. The garden enjoys far-reaching views across the adjoining fields, providing a peaceful outlook and a lovely degree of privacy.

To the front, the property benefits from a generous driveway which divides in two directions. One side leads to the detached garage, which has an electric roller door and a useful workshop attached to the rear. The second driveway provides extensive additional parking, with both areas combined offering off-road parking for several vehicles. There is also a generous front garden, adding to the property's attractive plot.

Situated on St Margaret's in Burton-on-Trent, the property is conveniently placed for a range of local amenities including shops, schools, public houses and everyday conveniences. Burton-on-Trent town centre is within easy reach and provides a wider selection of shopping, dining, leisure and recreational facilities, alongside Burton railway station with connections to surrounding towns and cities. The property also offers convenient access to major road links including the A38 and A50.

A spacious three bedroom detached bungalow occupying a generous and private plot, with field views, substantial parking, garage and workshop – an excellent opportunity to modernise and create a wonderful home.

Agents note: Subject to various rights and restrictive covenants contained within the 20 August 1980 Conveyance. Covenants include restrictions relating to extensions/alterations, use of the property for business, maintenance of boundaries, front garden/landscaping and shared services. Solicitor to advise on enforceability and any consents required, particularly in relation to proposed alterations.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/17082026

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

118.1 m²

1270 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

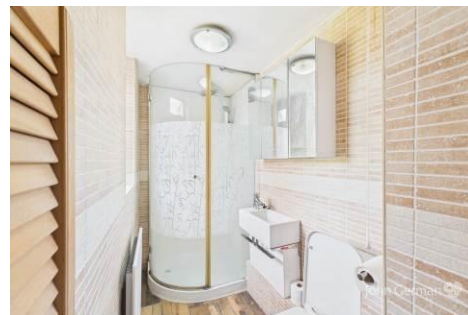
Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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